

200 CASCADE BOULEVARD MILFORD, CT 06460



Industrial/Flex Space with Excellent I-95 Access for Sublease at \$13/SF Gross + Utilities

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **8,000 SF of industrial/flex space** at **200 Cascade Boulevard in Milford, Connecticut**, available for sublease at **\$13/SF Gross + Utilities**. This unit offers an exceptional opportunity to occupy versatile industrial space on a quiet side street with optimal truck access. The current term extends through **July 31, 2030**, with the possibility of an extension subject to landlord approval.

Zoned **Industrial (ID)**, the site is perfectly suited for warehousing, distribution, light manufacturing, high-volume storage, and wholesale operations.

SPACE & BUILDING HIGHLIGHTS

- **Flexible Layout:** The **8,000 SF** unit features **5,100 SF of open warehouse space** with a **private restroom**, and **2,900 SF of air-conditioned, adaptable flex space, both with a 16' 7" ceiling height (to steel)**.
- **Loading & Access:** The loading area accommodates tractor-trailers of all sizes and is equipped with **one 8' W x 10' H loading dock (featuring bumpers and a leveler)** and **one 12' W x 14' H drive-in door with a ramp**. Additionally, the warehouse has one dedicated entry door, while the flex space features two front-facing entry doors.
- **Unit Amenities:** The unit features a wet sprinkler system, an ADT Video security system, signage, and heavy power.
- **Corporate Neighbors:** Join a strong roster of existing tenants, including Cardiopulmonary Corporation (Bernoulli Enterprise Inc.), Clarke Brothers Inc., Engineered Inserts & Systems Inc. (EIS), and Solar City. Companies nearby include Athletic Brewing Company, a large Anheuser-Busch distributor, PEZ, and Dooney & Bourke.

STRATEGIC LOCATION & ACCESSIBILITY

Centrally located with excellent transit connectivity, **200 Cascade Boulevard** is situated **less than one mile from the I-95 Exit 41 off-ramps**. The property caters well to commuters and distribution routes, located just **3.8 miles from the West Haven Train Station** and **6.3 miles from the Milford Train Station**.

Additionally, the site offers excellent proximity to everyday amenities and major retailers, including Lowe's Home Improvement, Trader Joe's, Whole Foods Market, Costco Wholesale, Dunkin', and Starbucks..

With its functional layout, loading access, and flexible industrial zoning, this space presents a compelling opportunity for tenants seeking a well-positioned warehouse facility.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL DETAILS

Sublease Rate:	\$13/SF Gross + Utilities
Lease Expiration Date:	July 31, 2030

THE SITE

Space Available:	8,000 SF
Total Building Size:	43,293 SF
Building Type:	Industrial/Flex
Land:	3.07 Acres
Zoning:	Industrial (ID)
Year Built:	1989
Construction:	Concrete, Cinder Block
Stories:	One
Tenancy:	Multiple

FEATURES

Parking:	9 Dedicated Spaces
Loading:	One 8' W x 10' H Padded Loading Dock with Leveler, One 12' W x 14' H Drive-In Door with Ramp
Ceiling Height:	16' 7" to Steel
Amenities:	Wet Sprinkler System, ADT Video Security System (Monitoring Available), Signage

UTILITIES

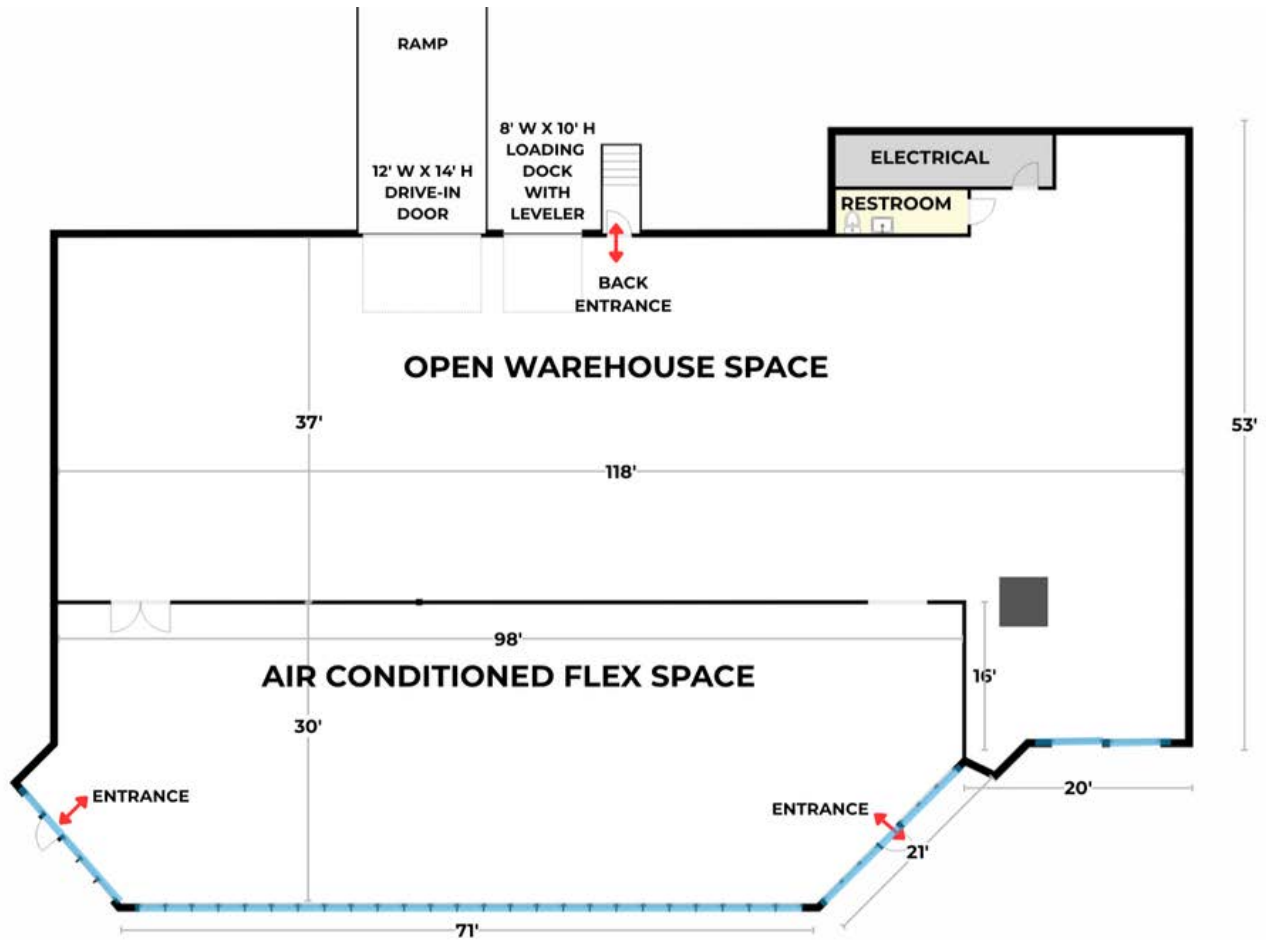
Water/Sewer:	Public Water / Public Sewer
A/C:	Partial Central Air Conditioning
Heating:	Gas
Power:	480-volt, 3-Phase Power



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FLOOR PLAN: 8,000 SF



NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

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